

# \$649,900 - 2401, 95 Burma Star Road Sw, Calgary

MLS® #A2230844

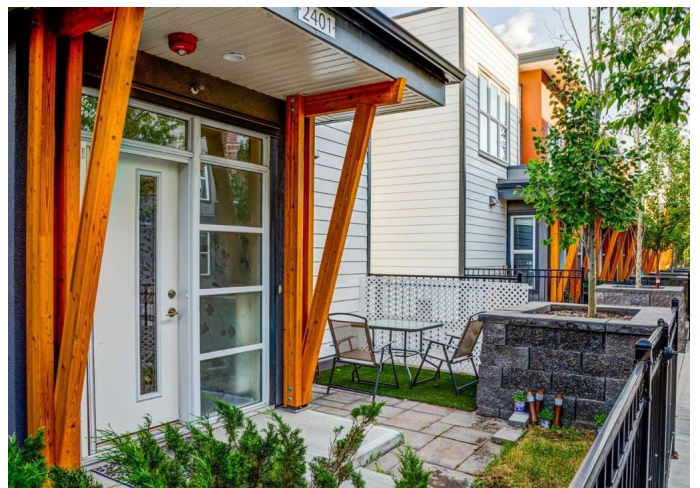
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,334 sqft

Residential on 0.00 Acres

Currie Barracks, Calgary, Alberta

Welcome to your new home in the heart of the vibrant Currie Barracks community - where thoughtful design, comfort, and lifestyle come together beautifully. This rare walkout townhome offers so much more than meets the eye, starting with its charming curb appeal and gated front patio that opens to a quiet, private courtyard - perfect for morning coffee or an evening glass of wine. Step inside and you'll immediately notice the bright and open layout, anchored by a sleek, European-inspired kitchen. With modern cabinetry, elegant marble tile backsplash, LED under-cabinet lighting, and premium stainless steel appliances including a gas stove, it's a dream for anyone who loves to cook or entertain. The sun-soaked living area enjoys a warm southeast exposure and opens onto your own balcony - an ideal spot for relaxing, barbecuing, or simply enjoying some fresh air. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with a private ensuite featuring dual vanities. The laundry is also conveniently located on this level, making everyday living a breeze. Downstairs, the fully finished walkout basement adds incredible flexibility. A convenient kitchenette and a large recreation/family room create the perfect hangout space for guests, teens, or movie nights. Additional perks include two titled underground parking stalls, secure storage lockers, and air conditioning for year-round comfort. Best of all, your condo fees include



heat and water, adding even more value. Located just minutes from Mount Royal University, and within easy reach of local shops, restaurants, parks, and transit, this home offers the perfect balance of quiet living and city convenience. Come experience the unique charm of Currie Barracks and see why this townhome is truly one of a kind. Book your showing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2230844      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,334         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 2401, 95 Burma Star Road Sw |
| Subdivision | Currie Barracks             |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3E 8A9                     |

**Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Park, Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                       |

|         |             |
|---------|-------------|
| Parking | Underground |
|---------|-------------|

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                               |
| Cooling           | Central Air                                                                              |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                 |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | See Remarks               |
| Roof              | Membrane                  |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 66              |
| Zoning         | DC              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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